

Governor John Hubbard House,  
Doctor's Office, Barns  
52 Winthrop Street  
Hallowell  
Kennebec County  
Maine

HABS No. ME-144

HABS  
ME  
6-HAL  
5--

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

## GOVERNOR JOHN HUBBARD HOUSE, DOCTOR'S OFFICE, BARNs

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Location: 52 Winthrop Street, south side of street, Hallowell,  
Kennebec County, Maine

Present Owner: Joseph H. Darlington, Baltimore, Maryland

Present Occupants: Mr. and Mrs. Joseph H. Darlington

Present Use: Private summer residence

Statement of  
Significance: This wood and frame house, with a combination of  
Federal and Greek Revival detail, served as the  
residence of Dr. John Hubbard from 1831 until his  
death in 1869. Dr. Hubbard, a prominent physician  
and Governor of Maine from 1850 to 1852, built the  
doctor's office and two barns.

PART 1. HISTORICAL INFORMATION

## A. Physical History:

1. Date of erection: The house was put together between 1827 and 1830. The main section nearest the street was a Whig reading room, c. 1800-1825, which was moved to the site. The ell was an existing house, c. 1775-1800, on the site. The doctor's office was built c. 1840. The barn attached to the ell and the freestanding barn were built between 1830 and 1840.
2. Architect: None.
3. Original and subsequent owners: The following is an incomplete chain of title. Reference is to the Kennebec County Registry of Deeds, Kennebec County Courthouse, Augusta, Maine.

1825 Deed. August 8, 1825 in  
Book 54 page 539  
John D. Lord  
to  
James M. Ingraham

1827 Deed. April 26, 1827 in  
Book 60 page 249  
James M. Ingraham  
to  
William Cogswell

- 1831 Deed. January 31, 1831 in  
Book 71 page 291  
William Cogswell  
to  
Dr. John Hubbard
- 1869 Inventory. 1869.  
Kennebec County Registry of Probate, File No. 1450,  
also labeled H-1.  
Estate of John Hubbard  
Thomas H. Hubbard, administrator
- 1916 Will. Recorded November 15, 1916 in  
Book 559 page 328  
Thomas H. Hubbard  
to  
John Hubbard, Sybil H. Darlington, Anna Weir Hubbard
- 1927 Deed. October 21, 1927, recorded July 3, 1928 in  
Book 653 page 322  
John Hubbard  
to  
Sybil H. Darlington and Anna Weir Hubbard
- 1955 Will. Recorded September 8, 1955 in  
Kennebec County Registry of Probate, File No. 34713  
Anna Weir Hubbard  
to  
Sybil H. Darlington
- 1968 Will. Recorded September 26, 1968 in  
Book 1479 page 170  
Sybil H. Darlington  
to  
Joseph H. Darlington, Sybil M. Bernard
- 1968 Deed. October 1, 1968, recorded October 10, 1968 in  
Book 1480 page 519  
J. Pierre Bernard and Joseph H. Darlington  
to  
Joseph H. Darlington
4. Builder: The house was put together by William Cogswell,  
a housewright. When Dr. John Hubbard bought it from  
William Cogswell in 1831, it was unfinished.
5. Alterations and additions: Some interior alterations c.  
1849. Some interior and exterior alterations in 1948-  
1949, designed by Payson Rex Webber, architect, Rutland,  
Vermont.

B. Historical Events and Persons Connected with the Structure:

Dr. John Hubbard (1794-1869) served in the Maine Senate and was Governor of Maine from 1850 to 1852. He was a prominent physician. The doctor's office which he built to accommodate his practice is unaltered.

C. Sources of Information:

1. Old views: Photographs with the Hubbard Papers, Bowdoin College, Brunswick, Maine.

2. Bibliography:

a. Primary and unpublished sources:

Architectural drawings (7), Payson Rex Webber, Architect, Rutland, Vermont, August 1948 to November 1949, in the collection of Joseph H. Darlington, Hallowell, Maine.

Deeds. Kennebec County Registry of Deeds, Kennebec County Courthouse, Augusta, Maine.

Inventory of Dr. John Hubbard's estate, Kennebec County Registry of Probate, Kennebec County Courthouse, Augusta, Maine.

Written statement, Virginia H. Curtis, September 8, 1895, in the Hubbard Papers, Bowdoin College, Brunswick, Maine.

b. Secondary and published sources:

American Advocate (Hallowell, Maine), May 8, October 23, 1830; April 22, 1831.

American Advocate and General Advertiser (Hallowell, Maine), June 25, 1825.

Boston Museum (Boston, Massachusetts), March 20, 1852, p. 326.

Hallowell Register (Hallowell, Maine). "Story of a Street by an Old Citizen," September 19, 1891.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The main section of the wood and frame house, nearest the street, is one-and-a-half stories high with a gable roof. Its proportions, trim, and doorway are Federal; the projecting colonnaded porch is Greek Revival. The attached ell is two-and-a-half stories high with a gable roof. It has some Federal detail remaining. Attached to the ell by a one-and-a-half story shed is a two-and-a-half story wood and frame barn with a gable roof. Beyond the large barn, at the end of a driveway running parallel with the western side of the house is a separate one-and-a-half story wood and frame barn with a gable roof. To the west of the smaller barn is a separate one-and-a-half story wood and frame doctor's office. The barns and office are simply detailed.
2. Condition of fabric: Excellent.

B. Description of Exterior:

1. Overall dimensions: The main part of the house is 40 feet wide across the facade and 27 feet deep. The porch extends six feet farther out from the house across the entire facade. The ell is 17 feet wide and 42 feet long, extending parallel to the facade. The shed connecting the ell to the barn is also 17 feet wide and extends another 12 feet. The large barn attached to the shed is about 40 feet square. The separate barn is about 15 feet wide across the facade and 24 feet deep. The separate doctor's office is about 12 feet wide across the facade and 24 feet deep.
2. Foundations: The house and ell have cut granite and brick foundations. The basement floor is finished with large granite slabs. The large barn has a stone foundation; the smaller barn has a stone and wood piling foundation. The doctor's office has a cut granite foundation.
3. Wall construction: Wood with wood trim.
4. Trim and finish: Wood, painted.

House: The main part of the house has a five-bay facade, facing east. Two windows on either side flank a center doorway, behind a projecting colonnade. Doric columns

support an entablature and cornice, forming an open porch with a roof which is a continuation of the main roof of the house at a lesser pitch. There are four windows in the gable end of the house facing north toward the street; five windows on the western side; and one window and a partial window in the southern gable end where the ell joins. There was originally one dormer window on the western side; two were added on the eastern side in 1948-49.

On the eastern side the ell originally had a door and two windows on the first floor and four windows on the second floor. It now has two doors and three windows on the first floor, and four windows on the second floor. On the western side it originally had a door and two windows and two small windows on the first floor and four windows on the second floor. It now has a door and four windows and one small window on the first floor and four windows on the second floor.

The house and ell are clapboarded with narrow corner boards and base moldings. Practically all of the windows are shuttered.

The shed is clapboarded. Originally open on the western side, it was closed in in 1948-49.

Barns: The attached barn has various window and door openings on four levels. The northern end and eastern side are clapboarded; the southern end and western side are shingled. It has narrow vertical corner boards, a flat cornice board in the rear, and flat trim around the windows and doors on the southern end and western side.

The separate barn has a door and window in the northern end, a single window on the eastern side, two windows on the southern end, and a single window on the western side. It is shingled. It has narrow vertical corner boards, a flat cornice, and flat window and door trim.

Doctor's office: The entrance door to the doctor's office is on the eastern end, with two windows to the side. The office has two windows on the southern side, a window to either side of a center doorway on the western end, and a single window on the northern side. It is clapboarded with narrow vertical corner boards and base boards. The windows are shuttered.

5. Openings:

a. Doorways and doors:

House: The main entrance door to the house is wood with six molded raised panels. It has sidelights with leaded glass in a diamond pattern, and lower wooden side panels. Four pilasters frame the door and sidelights. Each has a recessed molded panel. They are joined at the top by a continuous molded cornice, broken out over each pilaster. The paneled door in the western side of the ell is wooden. The two doors on the eastern side of the ell are modern.

Barns: The barns have wooden doors with vertical planks.

Doctor's office: The entrance door to the doctor's office is slightly recessed. The wooden door has five molded panels and two small upper glass lights. The wooden rear door has five molded panels. Both doorways have molded trim.

b. Windows:

House: The windows in the main part of the house are double hung. Some of the original windows are twelve-over-twelve; some twelve-over-eight; most six-over-six. The modern dormer windows are six-over-six. All have narrow molded trim.

Except for the small fixed window on the western side, the ell windows are double hung. One of the original windows is twelve-over-eight; the others are nine-over-six. The smaller modern window on the eastern side is six-over-three; the modern window on the western side is a double window, each one six-over-six. All the windows have narrow molded trim.

Modern windows were inserted in the connecting shed.

Barns: The large barn has double-hung six-over-six windows and hinged four-light windows. Most windows have flat trim; the window on the eastern side has narrow molded trim.

The separate barn has double-hung six-over-six windows. All have flat trim.

Doctor's office: All the windows in the doctor's office are double hung, six-over-six. They have narrow molded trim.

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6. Chimneys:

House: The main part of the house has two brick chimneys. Both are at the roof ridge, one at the northern end of the house and one set in from the southern end. The ell has one brick chimney at the roof ridge, about 15 feet in from where it joins the house.

Barns: None.

Doctor's office: The doctor's office has one brick chimney at the roof ridge near the center of the building.

7. Roof:

a. Shape, covering: All the buildings have gable roofs. The continuation of the house roof to form the porch roof over the colonnade became a popular style in Hallowell. All the roofs originally had wooden shingles. Today they are all shingled in asphalt.

b. Cornice:

House: The molded cornice above the porch entablature on the facade of the house acts as a rain gutter. The molded cornice on the western side of the house is covered by a rain gutter. Rain gutters form the cornices of the ell. The raking cornices facing the street have two layers, those away from the street are flat.

Barns: The barn cornices are flat, except for the raking cornice of the large barn facing the street, which has two layers. The western side of the large barn has a rain gutter.

Doctor's office: The molded cornices are rain gutters. The raking cornices are flat.

8. Fencing: The nineteenth century picket fencing, painted white, which separated the house from Winthrop Street, separated the doctor's office from the driveway, and flanked the large barn, remains intact. Granite posts remain along the Winthrop Street edge of the property. A cut granite retaining wall remains along the driveway.



C. Description of Interior:

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1. Floor plans:

House: First floor. The main part of the house has a center hallway with a stairway to the second floor. To the north is a parlor occupying the full width of the house. In the southeast corner is an office, in the southwest corner a library, and at the western end of the hall a bathroom. The ell, entered through the library, has a dining room, kitchen, maid's room, bathroom, and laundry room. Part of the original open shed was included in the maid's room in the 1948-49 alterations.

Second floor. The main part of the house has a guest room above the parlor; a center hall opening to closets over the bathroom; and a hallway connecting to the ell with a bathroom and closet on the east and closets on the west. The ell has a bathroom, two bedrooms, and several closets.

Barns: The large barn, formerly for animals, is used for storage. The separate barn is used as a garage.

Doctor's office: The entrance foyer in the northeast corner opens to the waiting room in the southeast corner. A closet for storage of medicines and instruments, and stoves on either side of a chimney separate the waiting room from the actual office, which runs across the western end of the building. A hall along the southern wall connects the two rooms. Another hall along the northern wall also connects them, serving as an area in which to store wood. Between the north side hall and the entrance foyer is a closet used as a library.

2. Stairways: House. The main stairway in the house is straight run, located on the northern wall of the hall. The carved handrail and newel post are stained dark. The tapering cylindrical balusters, treads, base molding, and stringer molding are painted white. Each stair has an ornament under it on the stringer, cut in a stylized scroll. There are two stairways in the ell.

3. Flooring:

House: Wide boards, painted and carpeted.

Doctor's office: Wide boards, painted.

4. Wall and ceiling finish:

House: Plaster, painted and papered.

Doctor's office: Plaster, painted.

5. Doors:

House: Wooden, painted, with four molded raised panels.

Doctor's office: Wooden, painted, with five molded raised panels.

6. Trim: Wood, painted.

House: Most rooms have molded baseboards. Some rooms have molded wood window and door trim. The trim around the front door has incised grooves and flat square corner blocks. There is similar Greek Revival trim in the parlor.

Doctor's office: There is a molded baseboard. The windows have molded trim.

7. Fireplaces and stoves:

House: The parlor has a Greek Revival fireplace mantel. Corner pilasters with vertical raised bands support a wide two-part entablature and projecting mantel. The dining room, which was originally the kitchen, has a Federal fireplace mantel. Flat wooden trim with a narrow border molding supports a molded mantel. The fireplace is to the left; it has a crane. To the right is a bake oven with a cast-iron door. The fireplace and hearth are brick.

Doctor's office: The small iron stove in the waiting room has tin shields. The stove in the office room is a cylindrical cast-iron Glenwood.

8. Furnishings:

Doctor's office: The original furnishings and equipment remain in the doctor's office.

9. Lighting: Electric.

D. Site:

The Governor John Hubbard house, barns, and doctor's office present an entire homestead. The buildings are arranged around a driveway which runs along the western side of the house. Their original landscaping is largely intact.

Prepared by Earle G. Shettleworth, Jr.,  
and  
Mary-Eliza Wengren  
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PART III. PROJECT INFORMATION

These records were made during 1971 and 1972 in the course of a photo-data project in the cities of Bath, Hallowell, Monmouth, and Richmond in the State of Maine. The project was arranged in response to the initiative of Mrs. Linda B. Clark of Row House, Inc., in Hallowell, Dr. Charles E. Burden of the Bath Marine Museum, Mr. Paul L. Roberts of the Richmond Historical and Cultural Society, and Mr. H. Earle Flanders of Monmouth. All of these preservationists actively solicited or contributed funds and effectively fostered increased interest in the architectural heritage of their respective communities. The project was under the general direction of James C. Massey, at that time Chief of the Historic American Buildings Survey; was supervised in the field by Denys Peter Myers, then Principal Architectural Historian of HABS; was carried on by Student Architectural Historian Earle G. Shettleworth, Jr., Boston University; and was continued by Alan Mast, Maine Arts and Humanities Commission, and Mary-Eliza Wengren (Mrs. Richard E., Jr.), Maine Historic Preservation Commission, under the field supervision of Earle G. Shettleworth, Jr. Photographers were Mark C. Bisgrove, Sylvester Cobbs, Stanley Schwartz, Leon P. Shepard, and Richard Dwight Sturgis.